

TOWN OF WEARE

PLANNING BOARD

15 Flanders Memorial Rd - PO Box 190

Weare NH 03281

Phone: 603-529-2250 - Fax: 603-529-7527

May 23, 2013 - Meeting Minutes

****FINAL COPY****

PRESENT: Craig Francisco, Chairman, Neal Kurk, George Malette, Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

GUESTS: Tina Connor, Donna Osborne, Jon Osborne, Melissa Descoteau, Stacey McLaughlin, Paul Gannon, Heidi Ilsley, Lisa Ilsley

I: CALL TO ORDER:

Chairman Craig Francisco called the meeting to order at 7:00 pm at the Weare Town Office Building.

II: CONCEPTUAL REVIEWS:

Tina Connor – Nana’s Snack Shack expansion – Tina Connor explained that Nana’s Snack Shack is in its 4th season, and they would like to expand. They are considering building something between the Shack and the existing seating area or using a construction trailer. The trailer would look presentable and having skirting around it. There is plenty of parking for the expected additional customers. The Board said she is exempt from Article 28.8 because they are an existing lot of record, and she will stay more than 25’ from the non-disturbed wetland buffer. George Malette suggested Ms. Connor read Article 22 regarding the Village District. The Board agreed to do a site walk on the property and do an expedited site plan.

Melissa Descoteau & Stacey McLaughlin – Day Care proposal – Descoteau and McLaughlin currently watch children in their homes, but would like join together and open a daycare for up to 24 children in the rental space at 613 South Stark Hwy, the former location of The Dirty Outdoors. The footprint of the building would remain the same at approximately 1000 sq. feet. They would like to put a playground in the back of the building. The children would get to the playground through a walkway in the front of the building. Chairman Francisco is concerned about the foot traffic to the playground. Descoteau and McLaughlin agreed to map out where the playground will be so the Board can do a site walk on Friday, May 30, at 5pm.

Hugh Durack – Removal of Stone Wall – 26 Lafrance Road – Mr. Durack is requesting permission to take approximately 20 feet of the stone wall on his property out in order to relocate his driveway. Whatever stones he takes, he will add to the end of the wall.

Neal Kurk moved to recommend to the Board of Selectmen the request of Hugh Durack, to move the location of his driveway at 26 Lafrance Road, from one side of his property to the other, and to authorize him to remove 20 feet of stone wall, provided it be added to the end of the wall; George Malette seconded, all in favor.

Lisa Ilsley – Ice Cream Stand – The Ilsley’s own a dairy farm at 45 South Sugar Hill Road, and they are looking into putting a ‘scoop shop’ on their property. The building will be approximately 10 x 12, and will have a small storage shed built on. This year they will sell ice cream that they purchase out of town, and by next year they hope to be able to make their own. The Board discussed whether it will be considered a farm stand according to the definition in the regulations. Chairman Francisco suggested the applicant read Article 21:34a, and come back to do a formal site plan including. The Board cannot do an expedited site plan because there isn’t already a site plan on the property.

III: PUBLIC HEARINGS:

Paul & Kimberly Gannon Site Plan Review: Gunsmithing Shop
192 Flanders Memorial Road
Map 405-74, R/AGR Zone

Mr. Gannon wants to put a gunsmithing shop in a portion of the barn on his property. He will be adding a small sign pointing to the gunsmith shop that is attached to his existing 'Wallingford House' sign.

Neal Kurk moved to approve the waivers for #18, 24, & 26 on the checklist; George Malette seconded, all voted in favor.

Neal Kurk moved to accept the application at complete, George Malette seconded, all in favor.

The hours of operation will be 12-6pm Monday thru Friday, and 8-2 on Saturday. Mr. Gannon will only use the designated test fire area within those hours, and agrees to put the hours on his plan. Mr. Kurk suggested adding a note on the plan about being allowed to add a sign to the existing sign, which will not be larger than 6 square feet. Mr. Kurk also wants a note added saying 'for test firing only'.

Neal Kurk moved to approve Paul Gannon's application dated April 22, 2013, for a gunsmith shop on his property at 192 Flanders Memorial Road in accordance with their application with the following conditions as set forth on their clarification sheet: a) Hours of operation - adding at the end of paragraph 'all test firing shall occur with prescribed business hours of operation. b) Add note to the plan about the authorized 6" x 24" sign in addition to their grandfathered sign as long as it does not exceed 6 square feet. c) Modify the plan to change its purpose, remove the previous surveyors seal, and add the hours of operations note. George Malette seconded the motion, all voted in favor.

IV: ADJOURNMENT:

As there was no further business to come before the Board, Neal Kurk moved to adjourn at 8:30 pm; George Malette seconded, all voted in favor.

Respectfully submitted,

Sheila Savaria,
Recording Secretary